



Jackson Township Board of Zoning Appeals

Variance 3-VA-2026

Property Owner: Cliffard Beal
Property: 4129 Zuber Road (parcel #160-000302)

Background

The applicant purchased the property in July 2016. The property consists of 2.263 acres with a single-family house with an inground pool and a small accessory structure to the rear of rear of the house.

The applicant is requesting a variance to allow to build a 36 x 48 x 16 (1,728 square feet) accessory building.

108.01 Nature of a Variance

On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable Development Standards of the Zoning Resolution unreasonable. Therefore, the procedure for Variance from Development Standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change in the application of this Zoning Resolution. Applications for Variances are heard by the Board of Zoning Appeals, hereinafter the Board.

303.01 Accessory Uses and Structures Permitted

Unless otherwise specified, accessory uses and structures shall be permitted on a lot in a residential zoning district and PUD District in association with a residential principal use or structure, except where otherwise noted, provided the accessory use or structure meets the requirements of this chapter and the development standards of the applicable zoning district.

303.02 Development Standards

D. Area. The maximum permitted area of an accessory structure placed on a lot in a residential zoning district shall be based on the following lot categories on which the accessory structure is to be located.

2. Lot Size Over Two (2) Acres But Less Than Four (4) Acres. An accessory structure shall be no larger than one thousand four hundred (1,400) square feet and shall not exceed a height of twenty-two (22) feet as measured from the floor to the top of the roof with a minimum roof pitch of 4:1 and no door serving the accessory structure shall exceed 14 feet in height.



Jackson Township Board of Zoning Appeals

Action by the Board

The Board shall only approve a variance or modification thereof if the following findings are met or determined. The Board will review this application for an Area Variance.

Area Variance

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage).
 5. Whether the property owner purchased the property with knowledge of the zoning restrictions.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.
- *Maximum Square footage permitted is 1,400*
 - *Request is for 1,728.*

Attachments:

1. Variance Application
2. Applicant's Drawings
3. Elevation of Proposed Building

Fee Paid by Cash / Check # 11869

Application # 3-VA-2026

APPLICATION FOR VARIANCE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

3756 Hoover Road Grove City, OH 43123 (614) 875-2742

Property Owner: Clifford Beal Applicant: Clifford Beal

Address: 4129 Zuber Rd Zoned: RR

PID: 160- 302 Area/Acres: 2.26 Floodplain: NO

(Home): N/A (Work): Same (Cell): 614-374-0747

Email Address: Bealdi@gmail.com

Summary of Variance: On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable Development Standards of the Zoning Resolution unreasonable or impractical. Therefore, the procedure for Variance from Development Standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change in the application of this Zoning Resolution.

To the Board of Zoning Appeals, the Applicant requests Appeal from Section: _____

- Accessory Structure
- Access Driveway
- Setbacks
- Lot Requirements
- Landscaping
- Fence / Wall
- Development Standards
- Violation Appeal
- Other

Requesting the following specific variance:

See attached

Under Ohio Law (519.14) the Board of Zoning Appeals may only approve a Variance that (A.) will not be contrary to the public's best interest and (B.) that the spirit and intent of the Zoning Resolution will be observed. The applicant summarizes below the following (Attach extra sheets if necessary):

- Describe the special conditions and/or circumstances that exist and which are peculiar to the land and/or structures for the property seeking Variance. Did the property owner / applicant create the unique circumstances? Yes / No (circle one).

SEE ATTACHED

Variance request information for 36x48x16 building at 4129 Zuber rd.

1. The proposed 36'x48'x18' building is only a mere 328' square feet larger than the standard allowance, yet this modest increase provides meaningful functional benefits without altering the character of the property or surrounding area. The slightly expanded footprint ensures safer equipment storage, improved organization, and longterm usability while maintaining full compliance with all other zoning and aesthetic requirements. Granting this variance supports practical, responsible property development with minimal impact and clear community value.
2. Strict application of the township's current size restriction would prevent the property owner from making reasonable and customary use of their land in the same way that many neighboring property owners already do. The requested building size—only slightly above the limit—supports normal storage, maintenance, and safety needs that are common throughout the area. Denying the variance would create an unnecessary hardship by limiting practical use of the property, rather than preserving community character or protecting surrounding properties. Granting the variance simply allows the owner to enjoy the same functional property rights that others in the township routinely exercise.
3. **The proposed building poses no risk to the health, safety, or general welfare of adjacent property owners because it fully complies with all structural, environmental, and safety standards required by the township.** The building's placement respects all setback requirements, ensuring adequate separation from neighboring properties and maintaining clear access for emergency services. Its construction materials and design meet or exceed current building codes, eliminating concerns about fire hazards, drainage issues, or structural instability. The slight increase in size—only 328 square feet beyond the standard allowance—does not intensify use, increase traffic, create noise, or introduce any activity that would negatively impact surrounding residents. The building is intended solely for typical residential storage and maintenance needs, uses that are already common and expected within the area. As a result, the variance does not introduce any new burdens on public infrastructure, does not alter neighborhood character, and does not diminish the safety, comfort, or enjoyment of nearby property owners.

Thank you for your time and consideration.

2. Describe how the Township's Zoning Code restrictions will deprive the property owner of property rights commonly enjoyed by other properties in the area. Did the property owner / applicant purchase the property knowing of these restrictions? Yes / No (circle one).

SEE ATTACHED

3. Describe in specific detail why this Variance request **WILL NOT** adversely affect the health, safety or general welfare of adjacent property owners or neighbors.

It will be a beautiful building that will enhance curb appeal, functionality and value.

SUBMITTAL CHECKLIST

- | | |
|--|---|
| <input checked="" type="checkbox"/> Legal Description / Deed | <input type="checkbox"/> Photos documenting requested use |
| <input type="checkbox"/> Plot Plan / Site Plan | <input type="checkbox"/> Date Filed _____ |
| <input type="checkbox"/> Detailed Building Plan | <input type="checkbox"/> Legal Ad _____ |
| <input type="checkbox"/> Property Owners within 500' | <input type="checkbox"/> Notices Sent _____ |
| <input type="checkbox"/> Application Fee | <input type="checkbox"/> Hearing Date _____ |

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

I/We Clifford + Connie Beal
(Name of property owner / applicant)

4129 Zuber Rd Home: N/A
(Address) (City, State, Zip Code) (Phone)

Cell: 614-374-0747 Business: _____
(Phone) (Phone)

"the above named Owner / Applicant being duly sworn, depose and say that I/We are the owner(s) of the land included in the application and that the foregoing statements contained herein and attached hereto, and any and all supplemental information, attachments or exhibits accurately describe the request to the best of my ability. By filing this Application for Variance. I/We do hereby grant permission to Jackson Township and its employees to enter upon my property and to photograph and document all conditions observed therein and to post all application materials upon the Township's website for public information purposes."

Clifford Beal
(Owner Signature)

Connie Beal
(Co-Owner Signature)

Subscribed and sworn before me this 16 day of March 2026
(Day) (Month) (Year)



Stamp or Seal

SAHA SAADATI
Notary Public, State of Ohio
My Comm. Expires 04/04/2027
(Notary Signature)

[Signature]

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

Hearing Date: _____ 7:00pm at the Jackson Township Hall, Grove City, Ohio

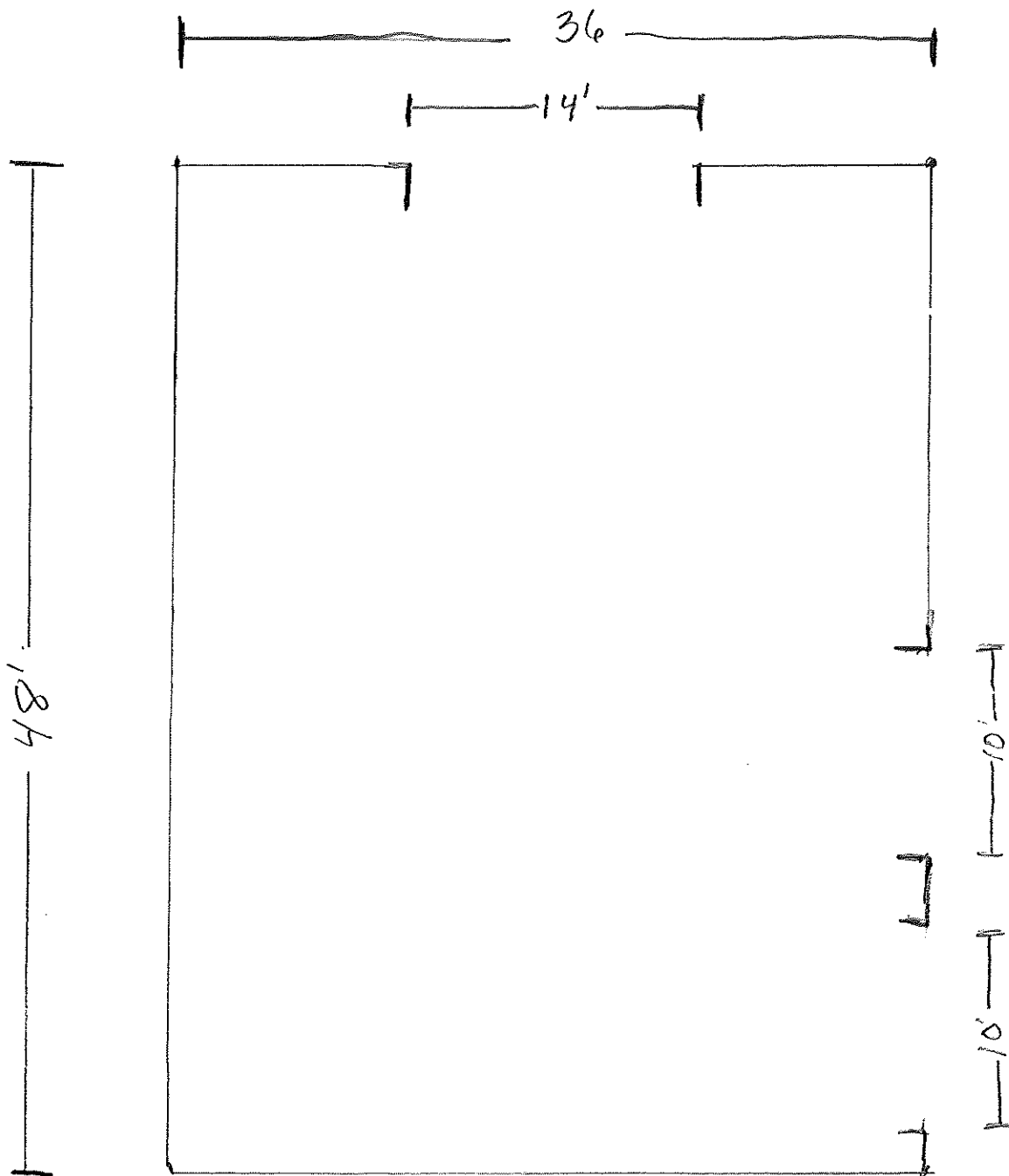
ON concrete pad

36' x 48' x 18'

Grey Exterior

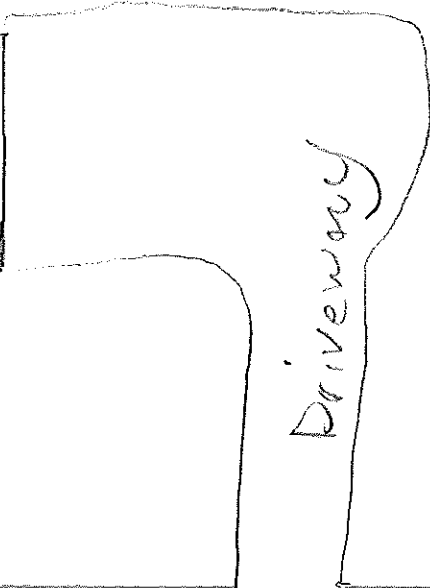
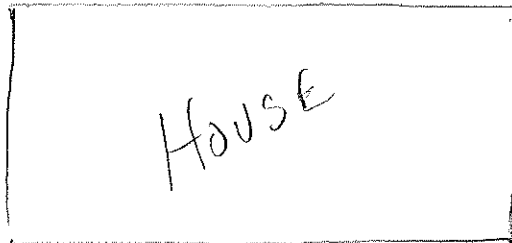
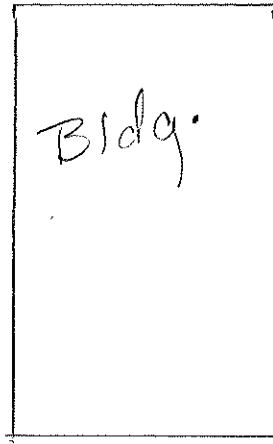
White Trim

N
+
E
S



4129 Zuber RD

~ Approx. Lot
View



18' Walls.

4' Concrete exterior

Full concrete under lean to.

2 - 10' garage doors

1 - 14x14 garage door

1 - 8x10 garage door

* Grey exterior

* White Trim

